

058.C

0001

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

508,900 / 508,900

USE VALUE:

508,900 / 508,900

ASSESSED:

508,900 / 508,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: O SULLIVAN COLIN/KATHERINE R

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GENAITIS CHRISTINE M -

Owner 2: -

Street 1: 1 WATERMILL PLACE #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1058 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	508,900			508,900		152747
							GIS Ref
							GIS Ref
							Insp Date
							10/03/17

PREVIOUS ASSESSMENT								Parcel ID	058.C-0001-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	508,900	0	.	.	508,900		Year end	12/23/2021
2021	102	FV	502,000	0	.	.	502,000		Year End Roll	12/10/2020
2020	102	FV	488,100	0	.	.	488,100	488,100	Year End Roll	12/18/2019
2019	102	FV	456,700	0	.	.	456,700	456,700	Year End Roll	1/3/2019
2018	102	FV	380,400	0	.	.	380,400	380,400	Year End Roll	12/20/2017
2017	102	FV	355,000	0	.	.	355,000	355,000	Year End Roll	1/3/2017
2016	102	FV	355,000	0	.	.	355,000	355,000	Year End	1/4/2016
2015	102	FV	322,300	0	.	.	322,300	322,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	5050
GENAITIS CHRIST	54078-465		12/30/2009		320,000	No	No				
MC CLENNEN ALAN	40236-280		7/31/2003		329,000	No	No				
MC CLENNEN ALAN	38124-435		2/27/2003	Family		1	No	No			
MC CLENNEN ALAN	31153-361		8/23/2000	Convenience		1	No	No	4		
ROBSON DAVID M	22116-392		6/12/1992		121,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/3/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	BK: 19628 PG: 564, Building Number 1.													
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:														
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:														
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:														
Frame: 1 - Wood		Kits: 1	Rating: Average	Frl:	Rating:														
Prime Wall: 8 - Brick Veneer		A Kits:	Rating:	Lvl 2:	Rating:														
Sec Wall: 6 - Stucco	10 %	Frpl:	Rating:	Lvl 1:	Rating:														
Roof Struct: 4 - Flat		WSFlue:	Rating:	Lower:	Rating:														
Roof Cover: 4 - Tar & Gravel		OTHER FEATURES																	
Color: BRICK		Kits: 1	Rating: Average																
View / Desir: N - NONE		A Kits:	Rating:																
GENERAL INFORMATION				Frpl:	Rating:														
Grade: C - Average		WSFlue:	Rating:																
Year Blt: 1988	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict:	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Location: F - Front		Total Units:		Floor: G - Ground Floor		Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 1 - Drywall				% Own:	0.904900014			Interior:		1	4	2	0						
Sec Int Wall:	%			Name:	25 - 6040			Additions:											
Partition: T - Typical								Kitchen:											
Prim Floors: 4 - Carpet				Total:	14.9 %			Baths:											
Sec Floors:	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar: 1								General:											
Electric: 3 - Typical								Totals		1	4	2							
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 3 - Electric																			
Heat Type: 6 - Elec Base/B																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							